

Property Summary

6/52-58 Howard Ave, Dee Why

Total Size	Internal 154 sqm + Parking 16 sqm = Total 170 sqm
Age of building	Built 2001
Any major works	N/A
Construction type	Brick
Units in block	24 x Units
Sinking fund approx	\$94,683.43
Strata Manager	Lamb & Walters
Property's aspect	North facing position
Renovated year	Courtyard recently refurbished
Water rates	\$179.00 per quarter (approx.)
Council rates	\$405.00 per quarter (approx.)
Strata levies	\$1,489 per quarter
Rental estimate	\$950 - \$975 per week
Owner occupied, tenanted or vacant	Owner Occupied
Reason for moving	Upsizing
Fire audit done incl. details	Yes
Air conditioning	N/A
Gas or electricity	Electric Cook Top
Hot water service located	Kitchen
Foxtel, ADSL, NBN?	nbn Fibre to the Building (FTTB)
Security alarm system	Buzzer entry
Pet friendly	Yes
Parking situation	Lock up garage & ample visitor parking

Property Summary

Visitor Parking	Yes
Location	<div>300m to Dee Why Main Shops & Woolworths</div> <div>300m to Dee Why Bus Stop incl B-Line</div> <div>650m to Dee Why Beach</div> <div>1.2km to Dee Why Public School</div> <div>2.3km to Curl Curl North Public School</div> <div>3.4km to Warringah Mall</div> <div>7.0km to Manly Wharf</div>
Features	<div>- Rear setting of the boutique 'Avonlea' security building</div> <div>- North facing position bathes the interiors in sunshine</div> <div>- Oversized layout with an easy indoor and outdoor flow</div> <div>- Glass fronted open plan living area, separate casual meals</div> <div>- Modern stone finished kitchen with stainless steel appliances</div> <div>- 2 double bedrooms with mirrored built-in, main has ensuite</div> <div>- Fully tiled bathrooms, dedicated internal laundry, freshly painted</div> <div>- Oversized courtyard offers plenty of space to relax, play and entertain</div>